



Town of Fort Erie Committee of Adjustment Notice of Public Hearing And Applications for Consent & Minor Variance

Consent File B57/24 and Minor Variance File A02/25 847 & 827 Ridge Road North, Fort Erie

Legal Description: Part Lot 22 Concession 3 LE

Roll No.: 2703 020 024 29500 0000 (**847 Ridge Rd N**)

Applicant: Henry Van Der Sluis

Owner: Henry Van Der Suis and Jane Grace, Van Der Sluis

Legal Description: Part Lot 22 and Part Lot 23 Concession 3 LE and
Part of the Road Allowance

Roll No.: 2703 020 024 29400 0000 (**827 Ridge Rd N**)

Applicant: Henry Van Der Sluis

Owner: Peter Van Der Suis

Notice is hereby given that the Committee of Adjustment of the Town of Fort Erie will be holding a Public Hearing to consider the matter of a consent, pursuant to the provisions of Sections 45, 50, and 53 of the *Planning Act*, R.S.O. 1990, for the lands described in this Notice. A key plan showing the location of the subject lands and a sketch of the proposal are included in this Notice.

Date: The Public Hearing has been scheduled for **Thursday, February 20, 2025 at 5:00 PM**

Location: Fort Erie Town Hall Council Chambers, 1 Municipal Centre Drive, Fort Erie, ON

Purpose and Effect: The purpose and effect of this application is to facilitate a Boundary Adjustment between two residential properties to correct the irregular configuration of the shared lot line. Part 3 is proposed to be severed from Part 1 and added to Part 4 and Part 2 is proposed to be severed from Part 4 and added to Part 1 as shown on the Consent Sketch. Further to this, unopened Road Allowances have been conveyed from the Town to the Owners of 847 and 827 Ridge Road North which now form part of the subject lands as per Plan 59R-17897. The proposed lot dimensions are as follows:

	Frontage	Area
Retained Lands (Part 1)	37.52 metres	2689.2 square metres
Severed Lands (Part 2)	N/A	352.0 square metres
Parts 1 & 2 Combined	No change	3041.2 square metres
Road Allowance	No change	892.89 square metres
Total		3934.09 square metres
Severed Lands (Part 3)	N/A	99.1 square metres
Retained Lands (Part 4)	52.43 metres	3683.5 square metres
Parts 3 & 4 Combined	No change	3782.6 square metres
Road Allowance	No change	966.5 square metres
Total		4749.1 square metres

Minor Variance File A02/25

Purpose and Effect:

The purpose and effect of this application is to recognize a reduced Minimum Lot Area to facilitate a Boundary Adjustment between two residential properties to correct the irregular configuration of the shared lot line.

Details of Minor Variance Applications:

The Applicant is requesting the following variance to the Town of Fort Erie Comprehensive Zoning By-law No. 129-1990, as amended:

1. To permit a reduced Minimum Lot Area of 3,934.09 square metres whereas 6 hectares is required.
2. To permit a reduced Minimum Lot Area of 4749.1 square metres whereas 6 hectares is required.

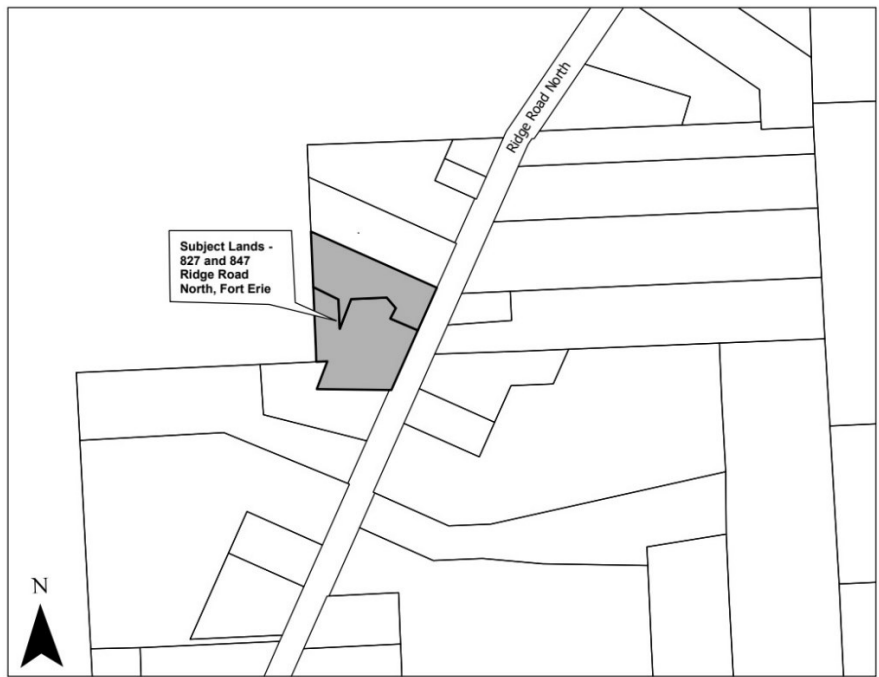
Current Zoning:

The subject lands are zoned Environmental Conservation (EC) Overlay Zone, Rural Residential (RR) Zone and Rural (RU) Zone in accordance with the Town of Fort Erie's Comprehensive Zoning By-law No. 129-1990, as amended.

Current Official Plan Designation:

The subject lands are designated Rural and Rural Residential in the Town of Fort Erie's Official Plan.

Key Map:



How to Participate:

You are invited to attend the Hearing or provide comments relative to the applications as you are either a property owner located within the 60 m radius of the subject lands, or an agency deemed to have an interest in the proceedings. Any person/agency may attend this Hearing and/or make written or verbal representation either in support of, or in opposition to the proposed applications. Please be advised that all written and oral comments received will become part of the applications' record and will be available to the public and Applicant.

If you wish to make a written submission, you may do so by providing your reasons for support or opposition prior to 12:30 PM on **Wednesday, February 19, 2025** via email, mail or drop off in the Town drop off box located at Town Hall to the attention of Jayne Nahachewsky (JNahachewsky@forterie.ca) who will provide them to the Committee of Adjustment.

If you wish to be notified of the Committee of Adjustment's decision with respect to the proposed applications, you must make a **WRITTEN** submission to the Secretary-Treasurer of the Committee of Adjustment at the address noted below either **prior to, or at the Hearing**.

Applicants or their Agents are required to attend the Hearing. If the Applicant or Agent does not attend this Hearing, the Committee may proceed in their absence without further notice.

Further information on the Consent and Minor Variance processes is available at: <https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

For Additional Information Regarding This Application Contact:

**Robin Shugan, Intermediate Development Planner
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2527 or rshugan@forterie.ca**

Mailed – January 23, 2025